

development, housing, a continuing care retirement community, recreational facilities, and expansion of the high-tech business and visitor center.

The Master Plan provides for a mix of urban uses including community commercial, tourist commercial, a business park, an expanded boat harbor and marine complex, health care, retirement housing, hotel, and recreational facilities. This Master Plan is conceptual in nature, and as such has flexibility to include other uses and facilities that are compatible with the overall development concept.



*Waimea Theater*

The Waimea Plantation Community Development Plan continues the tradition and history of the town of Waimea. The historic architecture and plantation heritage important to the town's past economy is being preserved through an active Main Street program which recently added the renovated local theater to other historic buildings and sites in the community. In cooperation with the Main Street program, Kikiaola plans to renovate other historic buildings including the missionary-era Gulick-Rowell House, and the Waimea Sugar Mill.

## INVESTMENT OPPORTUNITIES

Kikiaola is aggressively implementing the conceptual Master Plan for Waimea Plantation. The Company intends to sell or exchange some of its lands to individual project developers, but will retain ownership of certain commercial parcels that it will lease to developers and/or develop in-house. Specific projects are described below and are indicated on the Waimea Plantation development plan.



*Gulick-Rowell house*

## Multi-Use Resort Community

The Master Plan incorporates the concept of a multi-use resort community that has proven successful in recent years, especially in Hawaii. Waimea's mild year round climate, and existing community infrastructure make it an ideal location for the concept. A wide variety of outdoor activities already exist in the area that appeal to visitors and residents alike. The plan envisions the development of additional amenities including a golf course, a private marina, tennis courts, jogging paths, swimming pools, a clubhouse/activity center, and an equestrian center.

Zoning upgrades are now being pursued to take advantage of the new Kauai County General Plan "Resort" and "Urban Community" designations and to pave the way for a phased full-scale development consistent with the multi-use concept. Units include detached plantation cottages, hotel-style units, suites, vacation rentals, and condominiums which can be offered on a fee simple basis.

## Waimea Plantation Cottages and Expansion

The original Waimea Plantation Cottages has been successful in providing unique destination accommodations for visitors and local residents. There is a demand to expand the existing 50 resort guest cottages to an ultimate capacity of 100 to 250 guest units. The expansion of the Cottages will retain the same plantation-style architectural character as the existing units. The existing hotel provides the core for the



*Waimea Plantation Cottages*

multi-use resort community with accommodations for transient visitors and businessmen and a sales-office for full and part-time residential sales.

## **Resort Hotel**

Kikiaola is now positioned to attract an investor/developer interested in developing all or part of a mixed-use resort which could include the proposed golf course, a private marina and a mixture of residential and visitor accommodations.

## **Golf Course**

An 18-hole championship golf course is planned for the mauka side of Kaumualii Highway as a resort-residential amenity. This golf course would be designed in conjunction with the overall storm-water control system for the project. The fairways would be designed to retain excess storm water allowing the water to percolate back into the ground water system. The tees and greens would be designed to be higher than the storm water flood elevation to protect them from damage. Since major storms occur infrequently, the course will likely be playable for all but a few days during a calendar year.

## **Kikiaola Boat Harbor**

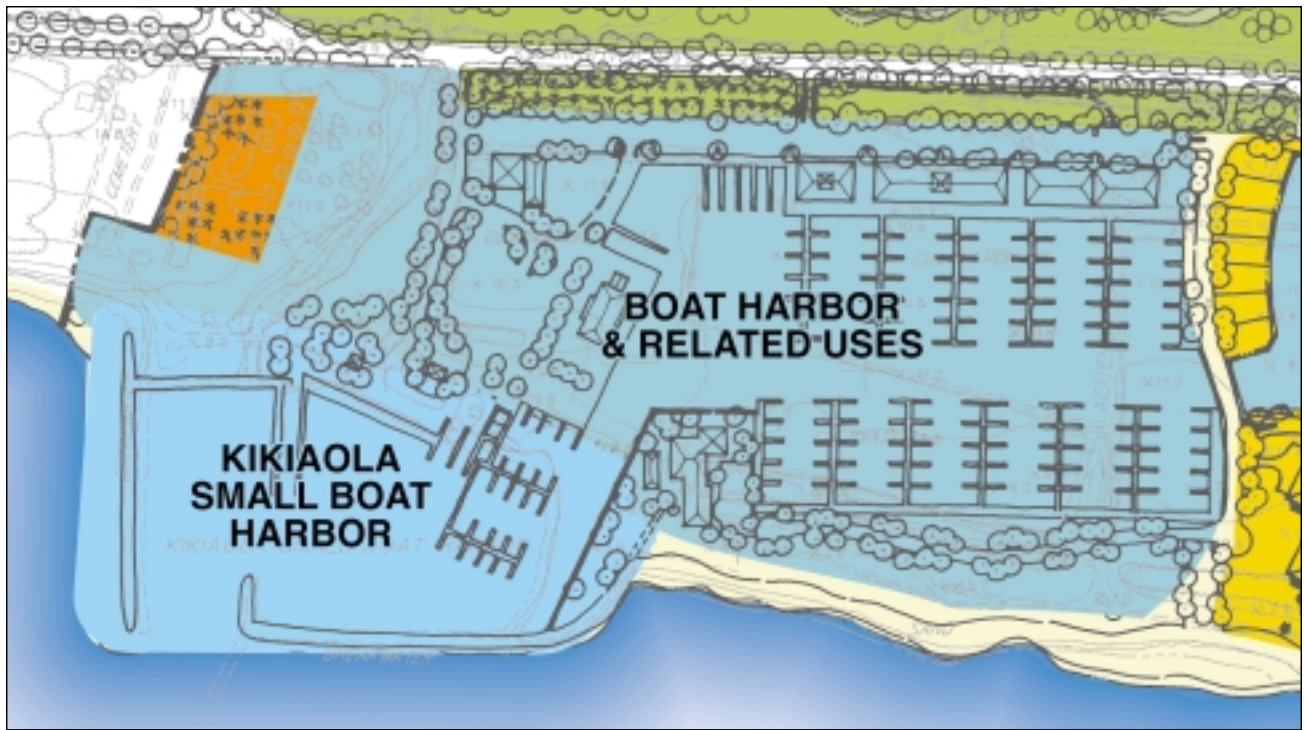
The State and the U.S. Army Corps of Engineers plan improvements to the existing small boat harbor. Amenities currently include a boat-launching ramp, vehicle parking, an expanded breakwater, potable water, picnic tables, and restroom facilities. Associated commercial facilities such as parking, boat storage



*Golf course designed for stormwater management*

and repair, snack shop/convenience store, and fishing supply shop will be private opportunities to be developed on adjacent Waimea Plantation lands, a direct advantage of increased harbor use.

A study by Pannell Kerr Forster and the Corrough Consulting Group in 2001 conclude that the existing State-owned Kikiaola Boat Harbor has the potential to become a major recreational amenity for the area. The potential of cruise lines landing off-shore at Kikiaola and transferring their passengers on shore via tenders has been discussed with cruise line officials. Because of the lack of places to accommodate cruise ship lines on the outer Islands, considerable interest has been expressed in this possibility. Other possible uses include a fresh fish market, a seafood restaurant, and additional retail shops. Kikiaola with the assistance of the Corrough Consulting Group has been negotiating with the State and County on the design of the proposed improvements.

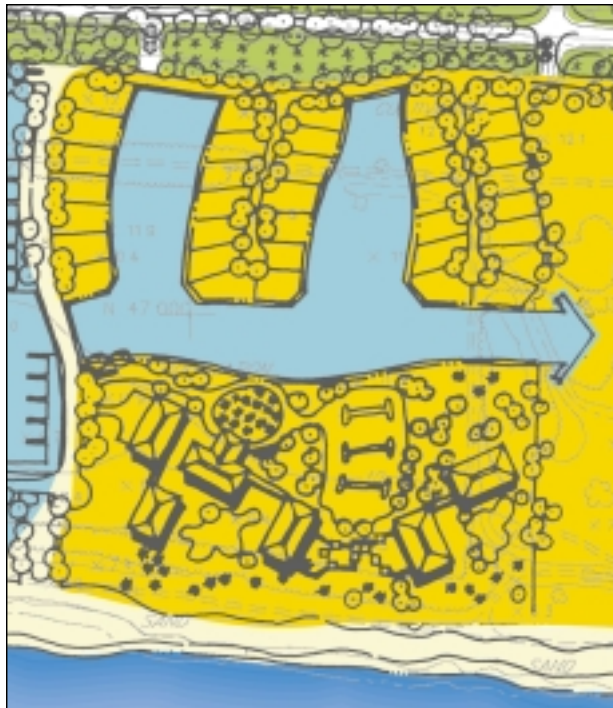


*Kikiaola Small Boat Harbor*

## Conference Center

Waimea Plantation lands are ideal for development of an international high-tech small conference center as a stand-alone or incorporated as part of the hotel development. Given Hawaii's geographic location midway between America and Asia, Waimea's sunny

climate, natural and cultural attractions, relatively easy access, and the availability of wireless communications fiber-optic cable make this an exciting possibility. These meeting facilities could attract local and international government officials and corporations and could also offer pre- and post-conference facilities for the Hawaii Convention Center attendees.



*Lagoon Residential and Conference Center*

## Residential Opportunities

KS III Subdivision represents a near-term opportunity for residential development. It is a 19-acre parcel currently zoned for residential development and is ready to go. Kikiaola is in the process of subdividing its agricultural lands and obtaining entitlements to develop other parcels suitable for residential development. These residential lots may include ocean-front, golf course frontage, and ocean-view parcels.

## Active Retirement Community

Waimea's sunny, dry climate and the nearby full-service hospital make Waimea Plantation an ideal site for development of an active retirement community. Such a development could be located on the mauka side of Kaunualii Highway as part of the residential mix and could utilize the 18-hole golf course and other resort amenities.



*Kikiaola Vista overlooking KS III Subdivision area*

## **Health Spa and Wellness Center**

The same conditions that make Waimea Plantation ideal for an active retirement community also make it attractive for the establishment of a health spa and wellness center. In addition, a cooperative program could be developed to make the Waimea hospital an internationally acclaimed cosmetic, reconstructive and plastic surgery center with resort-like, yet private, recuperative accommodations on Waimea Plantation land.

## **Historic Commercial—The Waimea Sugar Mill Heritage Center**

Kikiaola’s Historic Commercial District will showcase Waimea’s rich multi-cultural history. This 10-acre site, located along the makai side of Kaunualii Highway at the intersection of Waimea Canyon Road, is directly across from the Techno-Business Park.

The Waimea Sugar Mill Heritage Center is planned to accommodate the needs of West Kauai’s rapidly growing heritage tourism market. The historic Sugar Mill building will be restored and developed to include a restaurant, office space, and retail commercial shops. Other facilities will include a plantation Mill Camp museum, an artisan’s village, and restoration of historic buildings such as the Japanese School House and the old Mana Store.

In addition, 14 historic plantation workers’ residences have been restored with affordable housing funds provided by Kauai County and are now occupied. These residences will function as a living museum that replicates an authentic plantation-era camp in a setting to be enjoyed by visitors and area residents.

## **Community Commercial and Techno-Business Park (Field 14)**

This six-acre Community Commercial Center, located strategically on the northwest corner of Kaunualii Highway and Waimea Canyon Drive, will provide commercial space to service the current demand as well as future growth.

To encourage economic growth, Kikiaola provided a parcel of land within the property for a federally funded, high-tech business and visitor center that was built by the County. This facility houses offices for Pacific Missile Range contractors, computer software development and an information center with a virtual reality theater. An employment generator for local residents, the Center is also an attraction for visitors to West Kauai. Kauai Economic Development Board, in conjunction with the State of Hawaii, recently purchased another parcel in the park for a phase two development of the Technology Center.



*Historic Mill Commercial Area*



*Architect's Sketch for Community Commercial*

## **Athletic Training Facilities**

Waimea's near perfect year-round climate and its conveniently located full-service hospital make Waimea Plantation ideal for outdoor athletic training facilities. In addition to a regulation golf course, this land could include facilities for track and field events, tennis courts, an Olympic-size swimming pool and diving platforms, baseball fields, volleyball courts, soccer fields, and equestrian areas. These facilities would be used for training professional athletes and Olympians as well as others who would participate in professionally managed training camps. Related housing, dining, and entertainment facilities would also be provided on Kikiaola land.



*Athletic training facilities and sports complex*

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## **Waimea Plantation**

### ***A Community Plan for the Future***

**Preserving the Culture & Heritage of West Kauai**

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